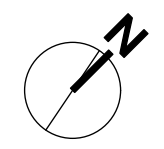


NOTE:
 ALTERNATE CONFIGURATIONS FOR PROPOSED
 APARTMENT BUILDING UNDER REVIEW.
 SEE FLOOR PLANS INCLUDED IN PRE-SUBMITTAL
 CONFERENCE APPLICATION PACKAGE

NOTE:
 SEE ATTACHED SURVEY FOR:
 - PROP LINE DIMENSIONS & BEARINGS
 - SETBACK DISTANCES FOR EXISTING BLDG
 - STREET LIMITS, WIDTHS, CURBS & SIDEWALKS
 - STREET & ALLEY IMPROVEMENT TYPE



1

SITE PLAN Scale: 1" = 30'-0"

ADDRESS: 3626 NE 45th Street

OWNER: Bike Path II, LLC

PARCEL #1025049232

LEGAL DESCRIPTION:
 POR ABANDONED RR R/W IN SW 1/4 OF SW
 1/4 LY SELY OF LN CONCENTRIC WITH & 9 FT
 SELY FR C/L SD R/W & LY BTWN LNS EXTND
 RADIALY FR C/L OF SD R/W FR PTS 456.1 &
 756.1 FT ELY MEAS ALG SD C/L FR W LN OF
 SD SEC

REVISED June 3, 2022

Bike Path Apartments
 3626 NE 45th Street

Conceptual Design
 May 10, 2022

SW 1/4, SEC 10, T25N, R4E, W.M.

UTILITY PROVIDERS
SEATTLE CITY AND STORM DRAINAGE
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
SUITE 2000
SEATTLE, WA 98104-4016
(206) 333-7000
WATER
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4000
PO BOX 34020
SEATTLE, WA 98134-4016
(206) 894-3000
SEWER
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104-4016
(206) 894-3000
NATURAL GAS
PLANT 2000 ENERGY
2000 5TH STREET, SUITE 1200
RELEVANCE, WA 98008-0734
(425) 654-5553
(800) 225-3773
TELEPHONE
CITYLINK
1500 7TH AVENUE
SEATTLE, WA 98101

ADDITIONAL (ADP)
BUILDING LINE
BOLLARD
CATCH BASIN (CB)
CONCRETE SURFACE (CONC)
CONCRETE WALL
CONCRETE RETAINING WALL
CONCRETE CURB
CONCRETE PILE
CHAIN LINK FENCE (CLF)
BOTTOM OF WALL
CONC. STAND

RECYCLED TREE
MAP
ELECTRIC CONDUIT (BURIED)
ELECTRIC METER
ELECTRIC METER/TRANSFORMER
FOUND MONUMENT IN CASE
GAS MAIN
GAS VALVE
GAS METER
INVERT ELEVATION
LIGHT POLE (METAL)
MANHOLE

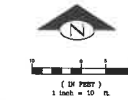
OVERHEAD OIL LINE
OVERHEAD POWER/TELEPHONE
PARKING SPACE
PROPERTY LINE
PAINTED UTILITY LOCATION
CONCRETE/PAVEMENT SENDER
INLET
RECORD DATA
FEDERATION SIGNAL/METAL
GRAVEL SURFACE
ASPHALT
SERVICE DRIVE (STORM)

SOUP/STREET NAME SIGN
TRAFFIC CONTROL HARBOR
TRAFFIC CONTROL CABINET
TRENCH DRAIN
TELEPHONE CONDUIT (BURIED)
TOP OF SLOPE
TOP OF BANK
TOP OF WALL
WATER VALVE
WATER MAIN
WATER METER
WOOD VALVE
WOOD FENCE (WF)
EXIT LIGHTS

LEGEND



VICINITY MAP



SITE NOTES

(IN FEET)
1 inch = 10 ft

SITE ADDRESS:
3620 NE 45TH ST
SEATTLE, WA 98105

TAX ACCOUNT NO.:
100504-6232

ZONING: NC2-30

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 894-8800

SECTIONS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW.
CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING
DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING
JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED
WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING
CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED
DECEMBER 5, 2001, COMMUNITY PANEL NO. 530330546F, AND IS SITUATED
IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

HORIZONTAL DATUM: NAD 83/91

VERTICAL DATUM: NAVD 83

AREA: SITE AS SHOWN CONTAINS 12,084 SQUARE FEET OR 0.2774 ACRES,
MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 21 WHICH INCLUDES 1 HANDICAP ACCESSIBLE
SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS FURNISHED
BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE
FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS.
FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO
DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC
LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BSH HAS NOT
CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS
SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT
RIGHT-OF-WAY. THEREFORE, BSH DOES NOT ACCEPT RESPONSIBILITY FOR
THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES
WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS
ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

DESCRIPTION (3620 NE 45TH ST):
THAT PORTION OF THE BURLINGTON NORTHERN INC'S FORMER RIGHT-OF-WAY
FOR ITS SUMAS BRANCH IN THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 10, TOWNSHIP 25 NORTH, RANGE 4
EAST, 4TH W. IN KING COUNTY, WASHINGTON, LYING BETWEEN LINES
CONCENTRIC WITH AND DISTANT RESPECTIVELY 2 AND 50 FEET SOUTHERLY,
MEASURED RADICALLY, FROM CENTERLINES OF GRANITORS MAIN
TRUNK FOR SAID BRANCH AS NOW CONSTRUCTED AND BETWEEN LINES
EXTENDING RADICALLY FROM SAID CENTERLINE FROM POINTS THEREIN DISTANT
406.1 FEET AND 756.1 FEET EASTERLY MEASURED ALONG SAID
CENTERLINE FROM WEST LINE OF SAID SECTION 10.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN
FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.
NCS-640336-WA, DATED NOVEMBER 1, 2013. THE EASEMENTS SHOWN OR
NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT
SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS: ITEMS CIRCLED ARE SHOWN ON
MAP.

1. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
"IDENTITY AGREEMENT" RECORDED APRIL 4, 1968 AS RECORDED NO.
600989 OF OFFICIAL RECORDS.

2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
"IDENTITY AGREEMENT" RECORDED NOVEMBER 23, 1976 AS RECORDED
NO. 761120575 OF OFFICIAL RECORDS.

3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED
"IDENTITY AGREEMENT" RECORDED MARCH 18, 1977 AS RECORDED NO.
770180554 OF OFFICIAL RECORDS.

CERTIFICATION:
SURVEY IDENTIFICATION NO.: 2012143.02
REGISTERED LAND SURVEYOR NO.: 30448
SURVEYOR'S ADDRESS & COMPANY: BUSH, ROED & HITCHINGS, INC.
2008 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
(206) 323-4144

TELEPHONE:
TO AVOID GROUP, LTD. ORA THEIR PARTNERS AND/OR ASSIGNS,
LAURELHURST ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY
COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 SURVEYING
PRACTICE ACT AND THE RULES AND REGULATIONS OF THE BOARD OF
SURVEYING AND MAPPING, AND THAT THE SURVEYOR HAS COMPLIED
WITH ALL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND ACMA, INCLUDING ITEMS 2, 3,
4, 6B, 7A, 7B, 8, 9, 11A, 11B, 13, 14, AND 21 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON NOV 22, 2013.

DATE OF PLAT OR MAP: 11/27/13

DARRELL C. NANCE, P.L.S. NO. 30448

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE
WITH GENERALLY ACCEPTED PROFESSIONAL SURVEYING PRACTICE. WE MAKE NO
OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2008 MINOR AVENUE EAST
SEATTLE, WA 98102-3513
P.L.S. NO. 30448



ALTA/ACSM LAND TITLE SURVEY
SHER PARTNERS
3600 & 3620 NE 45TH ST
KING COUNTY
WASHINGTON
SEATTLE

2012143.02

1" = 10'

11/13

1 of 1